27 May 2023

Baltimore City Community College
2901 Liberty Heights Ave
Baltimore, MD 21215

Attn: Ms. Katherine Zurlage, AIA
Assistant Vice President for Facilities

Re: ***Baltimore City Community College Gym Repairs – Contractor Bid RFI's***
2901 Liberty Heights Ave
Baltimore, MD 21215
MC #22279

Katherine,

Morabito Consultants (MC) has received various RFI's via your office from the contractor's bidding on this project.

Contractor Bid RFI's:

1. Please confirm you would like to use cast iron pipe. Also, the pipe cannot bend to the curvature of the strut as shown.
2. Please provide the locations and size of pipe of where the drain pipes will be located. Appears to be 4" pipe at every strut.
3. Please advise if bid form item 13 (waterproofing/painting) is to occur only at concrete struts that we are repairing along grid lines "A" and "E" or does this occur at all concrete struts?
4. Please refer to bid item numbers 8 and 9. The amount of work and material required for repairs type "SC" and "SD" differ since one is for partial and the other is for deep/full depth. Our preference is to break out these items further on the bid form. See below;
    a. 8A - Detail SC up to 4" deep - 225 SF
    b. 8B - Detail SD up to 6" deep - 225 SF
    c. 9 - Detail SE - 110 CU FT
5. Please confirm that all testing required is to be performed by the Contractor.
6. Please advise if the temporary piles or spread footers that will be installed below-grade can remain in place once work is complete.
7. Please confirm that the Contractor is to hire a structural engineer to provide the final design for the shoring details on drawing SR-2.2.
8. Please advise if the Contractor is to hire a geotechnical engineer for the helical pile design.
9. Please provide the most recent geotech report that has been compiled by the current contractor that is on-site and working adjacent to the site.
10. Please advise what PSI the helical piles shall meet for the shoring details on drawing SR-2.2.
11. Please refer to drawing SR-1.1, Foundation and First Floor Framing Plan, Note 5. Please advise if a phasing plan is required at the time of the bid as indicated.
12. Please advise if any of the failed paint at the columns or fascia has been tested for lead. If so, please provide the report.
13. Please advise where detail SE on SR-2.4 shall be included on the bid form, it appears to be missing.

MC Responses:

1. If iron sanitary pipe cannot be obtained to meet the existing radius, 4.2" OD Unplasticized PVC sewer pipe is acceptable with the following requirements.
    a. Bending of PVC pipe to match existing radius shall be accomplished as recommended by the pipe manufacturer.
    b. Flexible Fernco EPDM couplings/fittings are to be used to connect to existing roof outlet and to tie into below ground iron pipe. PVC pipe will not be accepted for buried pipe.
    c. PVC piping is to be painted to match painted concrete and requires surface prep sanding and cleaning with application of (2) two coats of a plastic-rated acrylic latex paint such as Series 1028 Enduratone by Tnemec (Minimum 3.0 mils DFT per coat).
2. Locations are at every strut. Nominal size of existing roof scupper outlet and below grade pipe appears to be 4-inches; however not to any exact NPS or IPS standards. It is the responsibility of the contractor to select fittings/couplings that are compatible and flexible with the existing conditions.
3. Every strut on "A" and "E" lines will have waterproofing and painting regardless of the extent of concrete repair performed. The details of this work are indicated on sheet SR-2.3. The three (3) blue colored concrete columns at entrance only require removing delaminated/poorly bonded paint and re-painting per note 10 on SR-1.2.
4. This request has been reviewed but is not accepted.
5. All material testing is to be performed by the contractor.
6. Existing piles or spread footings are to be left in place.
7. Confirmed - the contractor is to hire a structural engineer to provide the final design for the shoring details and project specifications.
8. Per spec section 31 6350, helical piles are to be designed by a Registered Professional Engineer who specializes in the design and testing of helical piles.
9. A boring log with SPT testing has been provided from the adjacent retaining wall and road project. Though the accuracy of this information is not guaranteed in any way, the helical pile designer may use this information to assist in estimating pile capacity, required depth, etc. The pile designer is required to verify that all installed piles meet the load requirements indicated in the Contract Documents.
10. The required compression working loads (in Tons) are indicated on SR-2.2. It is the responsibility of the helical pile specialty engineer to design the piles to meet the minimum compression loads.
11. A preliminary concept phasing plan is required with the bids. The phasing plan shall include a .pdf mark-up of the plans along with a narrative description. The marked-up plans and narrative are to indicate the temporary facilities and protection planned to permit the building to remain fully and safely accessible for staff and students.
12. No information is available regarding the composition of existing coatings.
13. Bid form line item #9 DSR has a typographical error. It should read "Concrete Strut Deep or Full Reconstruction Repair - Includes repair per details "SD" and "SE" on SR-2.4". Repair quantities associated with cubic foot units only apply when performing Strut Repair Type "D" or Type "E".

END OF RFI RESPONSES